

**Community Preservation Act Committee (CPAC)**  
**Meeting Minutes**  
**Thursday, February 18, 2010**

The meeting was called to order at 6:05 pm by Vince O'Connor, Vice Chair, in the Town Room at Town Hall.

**COMMITTEE MEMBERS IN ATTENDANCE:**

Denise Barberet, John Gerber, Louis Greenbaum, Ellen Kosmer, Mary Streeter, Clerk;  
Vince O'Connor (left 7:06), Vice Chair; Stan Ziomek

**COMMITTEE MEMBERS ABSENT:** Michael Jacques, Peter Jessop

**STAFF / OTHERS IN ATTENDANCE:**

Sonia Aldrich, Linda Chalfant, Diana Stein, Carol Gray, Jonathan Tucker, Jim Wald, John Kick, others

**AGENDA**

- Public Hearing
- Discussion amongst committee members on proposals
- Approve minutes
- Adjourn

Vince welcomed everyone and asked the committee to introduce themselves.

**Historical Preservation**

**Historical Commission & Library \$172,368**

Jim Wald briefly explained the following projects:

I. Individual building / site projects

\$ 10,000	Town Clerk Archival materials conservation/restoration
\$ 10,000	Special Collections Archival materials conservation/restoration
\$ 45,000	Amherst History Museum rehabilitation (ell roof, electrical, windows)
\$ 40,000	Jones Library Slate Roof Restoration
<u>\$ 12,000</u>	exterior work at North Amherst Library
\$ 117,000	

II. Previously Obligated Funds

\$ 25,600	575 North East Street compensation (year 4 of 5)
<u>\$ 29,768</u>	Town Hall masonry (year 2 of 10) revision due to refinancing
\$ 172,368	

Mr. Wald said the Historical Commission's priority would be to approve the obligated amounts in section II and the top 3 proposals from section I. He said the Jones Library proposal would be #2 and the North Amherst Library #3 since they have access to other funding sources and the Amherst History does not. Jonathan Tucker said the previous deed restriction on the Amherst History Museum was for 10 years. A restriction obligates them to maintain the whole building in a historically appropriate manner.

Carol Gray, Library trustee, commented that pieces of slate are falling off the roof and creating a safety hazard. She said the Trustees have been advised to keep the endowment perpetual and not allow more than 4% to be withdrawn in any year. The HVAC system is being studied by Julia Weatherby who will report in early March. Vince asked Carol to provide this report to us before the March meeting, if available. Ellen asked for more details about the insulation in the North Amherst Library. Carol said she was told the building has almost no insulation now, and the \$12,000

requested would not be adequate for the entire building but would insulate the roof as well as paint the exterior. She pointed out that the Trustees do not think the libraries are a lesser priority.

### **Open Space**

#### **Conservation Commission \$165,000**

\$ 15,000      Surveys and Appraisals

\$150,000      Land conservation

\$ 18,000      Szwacz (Meadow Street) 8 acres

\$132,000      Poor (Pomeroy Lane) 50 acres

                 Andrews/LaVerdiere (Meadow Street) 20 acres

John stated that the Poor farm is under a higher threat of development than the Andrews / Laverdiere land because it could be built on immediately.

\$ \_\_\_\_\_      **South Amherst Conservation Association**  
                 Land purchase of Rock Farm on South East Street

Vince pointed out that CPAC could fund projects via bonds as well as cash. Carol Gray said that all of Mr. Nielsen's properties are for sale, including one property just North of Amherst that has value to the Town because of water and wildlife interests. Members of SACA have spoken with the Town Manager about possibly putting together some kind of package deal.

### **Recreation**

Linda Chalfant is seeking a second appraisal which is required as part of the application process for some grants. She is still in negotiations with Mr. Hawthorne, Jr. over the price. Stan said we only have one opportunity to purchase a parcel like this in the center of town. Vince reminded the committee that the issue before us is whether to purchase the land and not how it will be used. Mary asked how the decision on the use of the land would be made. Jonathan Tucker said various boards would discuss this. There will be a public process, possibly similar to what was done for Kendrick Park. In response to Ellen's question, Linda stated that the purpose of acquiring this land would be for a multi-purpose field. Jonathan said that the grant applications might require the intended uses of the land to be specified. Mary urged that the stated uses be worded in a way that would allow for a full range of options, so that public input could be considered rather than only staff input. Mary asked whether the Town could accept more than one PARC grant in a year. Jonathan said only one PARC grant is allowed; however, we can accept more than one Land Grant.

### **Undesignated Amount for Reserves**

Vince suggested this discussion be held off until March.

Vince suggested the Public Hearing be continued until March. Mary moved to continue the hearing; Stan seconded. Voted 7-0.

### **Administrative Expenses**

No comments.

### **Affordable Housing**

No comments.

### **FINANCIAL REVIEW**

Denise asked how much money we would be saving from the refinancing the Town Hall

renovations over a 12-year period instead of a 10-year period. Sonia Aldrich said \$28,675 would be saved. Vince left the meeting at this point. Mary became the Acting Chair. Mary asked what the total amount of the Town Hall project is. Sonia said the total is \$347,450; \$295,000 of that is the principal.

#### **Report on the Site Visit to the Olympia Drive Affordable Housing unit.**

Mary, Denise, and Ellen offered comments to the effect that the unit was generally of a higher quality than expected; however the use of particleboard in cabinets under the sink was a problem. There were issues with the original construction, which could not be resolved at that time. Concern was expressed that all appliances and cabinets, etc., would be replaced at once rather than waiting until they were actually needed. Mary and Denise asked Sonia to ask Town Counsel if some of these funds could be set aside to replace appliances or do repairs as needed rather than all at once whether needed or not. Stan wondered what the Amherst Housing Authority does now if a repair or new appliance is needed. Mary said she would ask Donna Crabtree.

Sonia said we can borrow for construction and repairs but it must be for a Town-owned building. Jonathan explained that the affordable units are owned by the Housing Authority, which is a separate quasi-municipal entity from the Town.

#### **ADJOURNMENT**

A motion was made by Stan and seconded to adjourn at 7:24 pm. Voted unanimously.

#### **NEXT MEETINGS**

Our meetings will usually occur on the third Thursday of the month from September through April. Our next meeting will be a **continuation of the Public Hearing on March 18, 2010 at 7:00 pm** in the Town Room of Town Hall. An additional meeting is scheduled for April 15, 2010.

#### **DOCUMENTS DISTRIBUTED**

- Agenda
- Spreadsheet "Financial Status for CPA Funds 2/18/10", 1 page
- Spreadsheet "CPA FY2011 Proposals to be considered 2/18/10", 1 page
- Proposed Fiscal Year 11 CPA Historic Preservation Projects February 16, 2010, 3 pages
- Amherst Historical Society FY2010 CPA Request December 8, 2009, 9 pages
- FY2011 CPA Proposals at a Glance, revised Feb. 17, 2010, 1 page
- Preliminary Funding Proposal from Dave Ziomek (Dec. 10, 2009) with the revised amount of \$15,000 for Appraisals and Surveys, 5 pages

Respectfully submitted by Mary Streeter, Clerk  
Approved April 1, 2010